



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
**~Minutes~**

Atlanta City Hall  
55 Trinity Avenue  
Atlanta, GA 30303  
<http://www.atlantaga.gov/>

**CITY OF ATLANTA**

**Chairperson**  
The Honorable Carla Smith

Theodis Pace  
(404) 330-6314  
[tpace@atlantaga.gov](mailto:tpace@atlantaga.gov)

**Wednesday, January 25, 2017**

**9:30 AM**

**Committee Room 1**

**A. CALL TO ORDER**

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, January 25, 2017**, at **9:32 AM**. in **Committee Room 1**.

**B. INTRODUCTION OF MEMBERS**

<b>Attendee Name</b>	<b>Position/District/Post</b>	<b>Status</b>	<b>Arrived</b>
Carla Smith	Chair, District 1	Present	9:29 AM
Kwanza Hall	District 2	Absent	
Mary Norwood	Post 2 At-Large	Present	9:32 AM
Alex Wan	District 6	Present	9:26 AM
Howard Shook	District 7	Present	9:32 AM
Keisha Lance Bottoms	District 11	Present	9:32 AM
Joyce Sheperd	Vice-Chair, District 12	Present	9:44 AM
Wasonna Hammonds-Griffin	Legislative Assistant	Present	9:25 AM
Theodis Pace	Research and Policy Analyst	Present	9:25 AM

**Others in Attendance:**

**DPCD:** Charletta Wilson Jacks, Director, Doug Young and Mary Darby; **Law:** Jeff Haymore, AnnaMarie Hazzard; **And:** APD Officer, Council Staff, Councilmember Staff, the media and members of the public.

**C. ADOPTION OF AGENDA**

**ADOPTED**

**D. APPROVAL OF MINUTES**

**APPROVED**

**E. 2017 ZONING COMMITTEE GOALS AND OBJECTIVES**

Chairperson Smith asked members of the committee to submit their requests for the 2017 Zoning Committee Goals and Objectives (GAO) by February 14, 2017. Members were also asked to review the 2016 Zoning Committee GAO and to make any additions or deletions. Any GAO from 2016, that have not been completed will be brought forward and added to the 2017 GAO.

**F. ORDINANCE(S) FOR FIRST READING**

17-O-1045 (1) - U-17-001 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A DAY CARE CENTER/PREKINDERGARTEN, PURSUANT TO SECTION 16-07.005(B), FOR PROPERTY LOCATED AT 502 SEMINOLE AVENUE N.E., FRONTING APPROXIMATELY 191 FEET ON THE WEST SIDE OF SEMINOLE AVENUE BEGINNING 0 FEET FROM THE

INTERSECTION OF SINCLAIR AVENUE; DEPTH: VARIES; AREA: APPROXIMATELY 1.408 ACRES. LAND LOT 15, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THE MOST REVEREND GREGORY JOHN MANSOUR, EPARCH OF THE EPARCHY OF SAINTS AND HIS SUCCESSORS; APPLICANT: DRUID HILLS PRESCHOOL, INC.; NPU N COUNCIL DISTRICT 2

**RESULT: REFERRED TO COMMITTEE [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Howard Shook, District 7

**AYES:** Smith, Norwood, Wan, Shook, Bottoms

**ABSENT:** Hall, Sheperd

17-O-1046 (2) - U-16-37 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR DAY CARE CENTER, PURSUANT TO SECTION 16-06.005(B), FOR PROPERTY LOCATED AT 470 CANDLER PARK DRIVE NE., FRONTING APPROXIMATELY 164 FEET ON THE WEST SIDE OF CANDLER PARK DRIVE AND BEGINNING APPROXIMATELY 322.6 FEET FROM THE NORTHWEST INTERSECTION OF MILLER STREET. DEPTH: VARIES; AREA: APPROXIMATELY .761 ACRES. LAND LOT 240, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: FIRST EXISTENTIALIST CONGREGATION; APPLICANT: RANDY PIMSLER; NPU N COUNCIL DISTRICT 2

**RESULT: REFERRED TO COMMITTEE [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Howard Shook, District 7

**AYES:** Smith, Norwood, Wan, Shook, Bottoms

**ABSENT:** Hall, Sheperd

**G. ORDINANCE(S) FOR SECOND READING**

16-O-1678 (3) - Z-16-78 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) DISTRICT, FOR PROPERTY LOCATED AT 510 WHITEHALL STREET, S.W., FRONTING 121 FEET ON THE SOUTHEAST SIDE OF WHITEHALL STREET BEGINNING APPROXIMATELY 504 FEET FROM THE NORTHEAST INTERSECTION OF HUMPHRIES STREET DEPTH: 129 FEET. AREA: APPROXIMATELY 0.33 ACRES. LAND LOT 85, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FRANK WALKER; APPLICANT: 510 WHITEHALL, LLC.; NPU V COUNCIL DISTRICT 4

Application File Date	11-1-2016
Zoning Number	Z-16-78
NPU / CD	V/4
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT:** FAVORABLE [UNANIMOUS]  
**MOVER:** Alex Wan, District 6  
**SECONDER:** Mary Norwood, Post 2 At-Large  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms  
**ABSENT:** Hall, Sheperd

- 16-O-1188 (4) - Z-16-84 AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS TO AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO AMEND SECTION 16-28A.010(36)(C) GOVERNING SIGNS WITHIN THE NC-6 CASCADE HEIGHTS NEIGHBORHOOD COMMERCIAL DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-84
NPU / CD	R-11
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT:** FAVORABLE/SUBSTITUTE [UNANIMOUS]  
**MOVER:** Mary Norwood, Post 2 At-Large  
**SECONDER:** Howard Shook, District 7  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms  
**ABSENT:** Hall, Sheperd

Bring Forth Substitute

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Alex Wan, District 6  
**SECONDER:** Howard Shook, District 7  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms  
**ABSENT:** Hall, Sheperd

- 16-O-1618 (5) - Z-16-86 AN ORDINANCE BY COUNCILMEMBER JOYCE SHEPERD TO REZONE 2967 METROPOLITAN PARKWAY, S.W. (ALSO FRONTAGE ON STEVE DRIVE) AND LOCATED WITHIN THE METROPOLITAN PARKWAY CORRIDOR (HAMMOND PARK NEIGHBORHOOD) FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL- CONDITIONAL) IN WHICH TO IMPLEMENT RECOMMENDATIONS OF VARIOUS PLANS AND STUDIES, INCLUDING THE HAMMOND PARK COMMUNITY ASSESSMENT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-86
NPU / CD	X-12

Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS]**

**MOVER:** Howard Shook, District 7

**SECONDER:** Joyce Sheperd, Vice-Chair, District 12

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1710 (6) - AN ORDINANCE BY COUNCILMEMBER ALEX WAN TO ZONE PROPERTY LOCATED AT 607 KIMBERLY LANE TO THE R-5 (TWO-FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

(Held 1/25/17 by the Committee to travel with companion legislation scheduled for a CDP Public Hearing on 2/14/17.)

**RESULT: HELD IN COMMITTEE [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Carla Smith, Chair, District 1

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1628 (7) - Z-16-95 AN ORDINANCE BY COUNCIL MEMBER IVORY L. YOUNG TO AMEND THE ZONING ORDINANCE OF THE CITY OF ATLANTA BE AMENDED SO THAT THE FOLLOWING 515 RHODES STREET NW AND 0 RHODES STREET NW (PARCEL ID 14 00830004241) FROM THE SPI-11, SA-8 (VINE CITY MULTI-FAMILY RESIDENTIAL) DISTRICT TO THE SPI-11, SA-12 (NORTHSIDE MIXED USE) DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-95
NPU / CD	L-3
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Howard Shook, District 7

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1674 (8) - U-16-30 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-11.005(1) (L) FOR

OUTDOOR DINING FOR PROPERTY LOCATED AT 2371 HOSEA L. WILLIAMS DRIVE BLDG 3 (OUTDOOR DINING AT EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF PROPERTY THAT IS ZONED AS AN R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, OR R-5 DISTRICT, OR THAT IS USED AS A RESIDENTIAL PROPERTY.) PROPERTY FRONTS APPROXIMATELY 100 FEET ON THE SOUTH SIDE OF HOSEA WILLIAMS DRIVE AND APPROXIMATELY 230 FEET ON THE EAST SIDE OF 2ND AVENUE. DEPTH: APPROXIMATELY 50 FEET. AREA: APPROXIMATELY 0.90 ACRES. LAND LOT 204. 15TH DISTRICT, DEKALB COUNTY. OWNER: JENNIFER K. O-CONNELL; APPLICANT: NATHAN BOLSTER; NPU O COUNCIL DISTRICT 5

Application File Date	10-18-16
Zoning Number	U-16-30
NPU / CD	O/5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Joyce Sheperd, Vice-Chair, District 12

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

Amend

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Howard Shook, District 7

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

16-O-1661 (9) - U-16-34 AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK GRANTING A SPECIAL USE PERMIT FOR A PREKINDERGARTEN/KINDERGARTEN PURSUANT TO SECTION 16-05.005 (1) {B), PROPERTY LOCATED AT 4100 ROSWELL ROAD (AKA 4136 ROSWELL ROAD) FRONTING APPROXIMATELY 295.50 FEET ON THE WEST SIDE OF ROSWELL ROAD, BEGINNING 170.99 FEET FROM THE SOUTHWEST CORNER OF INTERLOCHEN. DEPTH: VARIES. AREA: APPROXIMATELY 5.52 ACRES. LAND LOT 96, 17TH DISTRICT FULTON COUNTY, GEORGIA. NPU-8 COUNCIL DISTRICT 8

Application File Date	
Zoning Number	U-16-34
NPU / CD	B-8
Staff Recommendation	Approval

NPU Recommendation	Approval
ZRB Recommendation	Approval

**RESULT: FAVORABLE [UNANIMOUS]**

**MOVER:** Howard Shook, District 7

**SECONDER:** Alex Wan, District 6

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1649 (10) - Z-16-81 A SUBSTITUTE ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED 20R, MEANS STREET LANDMARK DISTRICT; TO ESTABLISH REGULATIONS FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID DISTRICT TO THE ZONING CATEGORY OF LANDMARK DISTRICT (LD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM C-2, C-2-C, I-1 AND I-2 TO LANDMARK DISTRICT (LD), TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-81
NPU / CD	E-3
Staff Recommendation	Approval of Substitute Ordinance
NPU Recommendation	Approval of Substitute Ordinance
ZRB Recommendation	2=support and 2=opposition

**RESULT: FAVORABLE/SUBSTITUTE [5 TO 0]**

**MOVER:** Mary Norwood, Post 2 At-Large

**SECONDER:** Joyce Sheperd, Vice-Chair, District 12

**AYES:** Smith, Norwood, Shook, Bottoms, Sheperd

**ABSTAIN:** Wan

**ABSENT:** Hall

- 16-O-1679 (11) - Z-16-77 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5 (TWO FAMILY RESIDENTIAL)/BELTLINE OVERLAY DISTRICT TO THE MR-3 (MULTIFAMILY RESIDENTIAL)/BELTLINE OVERLAY DISTRICT, FOR PROPERTY LOCATED AT 181 FLAT SHOALS AVENUE, S.E. FRONTING 216 FEET ON THE SOUTH SIDE OF FLAT SHOALS AT THE NORTHEAST INTERSECTION OF WILBUR AVENUE AND FLAT SHOALS AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 0.91 ACRES. LAND LOT 13, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLAT SHOALS BODE, LLC; APPLICANT: CHRISTOPHER LEERSEEN; NPU N COUNCIL DISTRICT 5

Application File Date	10-23-16
Zoning Number	Z-16-77
NPU / CD	N/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Mary Norwood, Post 2 At-Large

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1645 (12) - U-16-27 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT PURSUANT TO SECTION 16-11.005(1) (L) FOR OUTDOOR DINING FOR PROPERTY LOCATED AT 2371 HOSEA L. WILLIAMS DRIVE BLDG 2. (OUTDOOR DINING AT EATING AND DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF PROPERTY THAT IS ZONED AS AN R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, OR R-5 DISTRICT, OR THAT IS USED AS A RESIDENTIAL PROPERTY.) PROPERTY FRONTS APPROXIMATELY 100 FEET ON THE SOUTH SIDE OF HOSEA WILLIAMS DRIVE AND APPROXIMATELY 230 FEET ON THE EAST SIDE OF 2ND AVENUE. DEPTH: VARIES. AREA: APPROXIMATELY 0.90 ACRES. LAND LOT 204. 15TH DISTRICT, DEKALB COUNTY. OWNER: HOSEA AND 2ND LLC; APPLICANT: JAMIE L. RUSSELL; NPU O COUNCIL DISTRICT 5

Application File Date	
Zoning Number	U-16-27
NPU / CD	O-5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

**RESULT: FAVORABLE/AMENDED [UNANIMOUS]**

**MOVER:** Alex Wan, District 6

**SECONDER:** Joyce Sheperd, Vice-Chair, District 12

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1577 (13) - Z-16-58 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT/BELTLINE OVERLAY DISTRICT TO THE MR-4A/BELTLINE OVERLAY DISTRICT

(MULTIFAMILYRESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 915 GLENWOOD AVENUE, S.E. FRONTING APPROXIMATELY 301 FEET ON THE SOUTH SIDE OF GLENWOOD AVENUE BEGINNING 56 FEET FROM THE SOUTHEAST CORNER OF THE CENTERLINE OF THE CSX RIGHT OF WAY.. DEPTH: VARIES AREA: APPROXIMATELY 3.4 ACRES. LAND LOT 12, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: 915 GLENWOOD PARTNERS, LLC.; APPLICANT: 915 GLENWOOD PARTNERS, LLC; NPU W COUNCIL DISTRICT 1

Application File Date	
Zoning Number	Z-16-58
NPU / CD	W/1
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

**RESULT:** FAVORABLE/AMENDED [UNANIMOUS]

**MOVER:** Alex Wan, District 6

**SECONDER:** Mary Norwood, Post 2 At-Large

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1578 (14) - Z-16-59 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 844 BELGRADE AVENUE, N.E. AND 825 AND 835 ANGIER SPRINGS ROAD, N.E., FRONTING APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF ANGIER SPRINGS ROAD DEPTH: VARIES AREA: APPROXIMATELY .429 ACRES. LAND LOT 14, 18TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TRUE WORTH PROPERTY, LLC; APPLICANT: TRUE WORTH PROPERTY, LLC; NPU 2 COUNCIL DISTRICT N

Application File Date	
Zoning Number	Z-16-59
NPU / CD	N-2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional



**RESULT:** FAVORABLE/AMENDED [UNANIMOUS]  
**MOVER:** Alex Wan, District 6  
**SECONDER:** Howard Shook, District 7  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

- 16-O-1471 (15) - Z-16-53 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT FOR PROPERTY LOCATED AT 1625 MCLENDON AVENUE N.E., FRONTING APPROXIMATELY 89 FEET ON THE SOUTH SIDE OF MCLENDON AVENUE AND FRONTING APPROXIMATELY 130 FEET ON THE WEST SIDE OF BROOKS AVENUE AND AT THE SOUTHWEST INTERSECTION OF MCLENDON AND BROOKS AVENUE. DEPTH: APPROXIMATELY 125 FEET, AREA: APPROXIMATELY 0.262 ACRES. LAND LOT 210, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: 1625 MCLENDON APARTMENTS, LLC; APPLICANT: WALTER A BROWN; NPU N COUNCIL DISTRICT 2

Application File Date	
Zoning Number	Z-16-53
NPU / CD	N/2
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Denial

(Held 1/25/17 by the Committee to travel with companion legislation scheduled for a CDP Public Hearing on 2/14/17.)

**RESULT:** HELD IN COMMITTEE [UNANIMOUS]  
**MOVER:** Alex Wan, District 6  
**SECONDER:** Carla Smith, Chair, District 1  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

- 17-O-1037 (16) - AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO CORRECT ORDINANCE 16-0-1203 ADOPTED BY ATLANTA CITY COUNCIL ON NOVEMBER 7, 2016, AND APPROVED BY THE MAYOR WITHOUT SIGNATURE BY OPERATION OF LAW ON NOVEMBER 16, 2016, AND ORDINANCE 16-0-1665 ADOPTED BY ATLANTA CITY COUNCIL ON DECEMBER 5, 2016, AND APPROVED BY THE MAYOR WITHOUT SIGNATURE BY OPERATION OF LAW ON DECEMBER 14, 2016, FOR PURPOSES OF INCLUDING RG-3-C ZONING; AND FOR OTHER PURPOSES

**RESULT:** FAVORABLE [UNANIMOUS]  
**MOVER:** Carla Smith, Chair, District 1  
**SECONDER:** Alex Wan, District 6  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

#### **H. PAPER(S) HELD IN COMMITTEE**

- 14-O-1348 (17) - U-14-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

**RESULT:** HELD IN COMMITTEE [UNANIMOUS]      **Next:**  
**2/6/2017 1:00 PM**  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

- 14-O-1366 (18) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

**RESULT: HELD IN COMMITTEE [UNANIMOUS] Next:**  
**2/6/2017 1:00 PM**  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

- 16-O-1155 (19) - Z-16-13 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 2742 AND 2748 ALPINE ROAD, N.E., FRONTING APPROXIMATELY 99 FEET ON THE WEST SIDE OF ALPINE ROAD AND BEGINNING APPROXIMATELY 95.6 FEET FROM THE WEST INTERSECTION OF PIEDMONT ROAD. DEPTH: VARIES AREA: APPROXIMATELY .647 ACRES. LAND LOT 60, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: RICHARD AND STEWART AIKEN APPLICANT: GORDON GOODMAN NPU B COUNCIL DISTRICT 7

Application File Date	3-1-2016
Zoning Number	Z-16-13
NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Deferral
ZRB Recommendation	Approval Conditional

(Referred back by Council 9/19/16) (Held 9/28/16)

**RESULT: HELD IN COMMITTEE [UNANIMOUS] Next:**  
**2/6/2017 1:00 PM**  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

- 16-O-1226 (20) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE THE SANDTOWN NEIGHBORHOOD IDENTIFIED ON EXHIBIT "A" TO THE R-2 (SINGLE FAMILY RESIDENTIAL), R-3 (SINGLE FAMILY RESIDENTIAL-CITY OF ATLANTA), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (TWO FAMILY RESIDENTIAL), PDH (PLANNED DEVELOPMENT-HOUSING), C-1 (COMMUNITY BUSINESS) AND MRC-1 (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.  
(Held 7/13/16)

**RESULT: HELD IN COMMITTEE [UNANIMOUS] Next:**  
**2/6/2017 1:00 PM**  
**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd  
**ABSENT:** Hall

- 16-O-1580 (21) - Z-16-61 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) TO THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 926 BRADY AVENUE, N.W. PROPERTY FRONTS APPROXIMATELY 90 FEET ON THE WEST SIDE OF BRADY AVENUE BEGINNING APPROXIMATELY 60 FEET FROM THE NORTHWEST CORNER OF WEST MARIETTA STREET. DEPTH: VARIES. AREA: APPROXIMATELY .438 ACRES. LAND LOT 150. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: BRADY, AVENUE, LLC APPLICANT: 926 BRADY HOTEL, LLC C/O MORRIS, MANNING AND MARTIN, LLP NPU E COUNCIL DISTRICT 3

Application File Date	
Zoning Number	Z-16-61
NPU / CD	E/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

(Referred back by Council 12/5/16) (Held 12/14/16)

**RESULT: HELD IN COMMITTEE [UNANIMOUS]      Next:**

**2/6/2017 1:00 PM**

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

- 16-O-1582 (22) - U-16-23 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO SECTION 16.34.007 (1) (J) FOR PROPERTY LOCATED AT 926 BRADY AVENUE, N.W., PROPERTY FRONTS APPROXIMATELY 90 FEET ON THE WEST SIDE OF BRADY AVENUE BEGINNING APPROXIMATELY 60 FEET FROM THE NORTHWEST CORNER OF WEST MARIETTA STREET. DEPTH: VARIES. AREA: APPROXIMATELY .438 ACRES. LAND LOT 150. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: BRADY, AVENUE, LLC APPLICANT: 926 BRADY HOTEL, LLC C/O MORRIS, MANNING AND MARTIN, LLP NPU E COUNCIL DISTRICT 3

Application File Date	
Zoning Number	U-16-23
NPU / CD	E/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

(Referred back by Council 12/5/16) (Held 12/14/16)

**RESULT: HELD IN COMMITTEE [UNANIMOUS]**

**Next:**

**2/6/2017 1:00 PM**

**AYES:** Smith, Norwood, Wan, Shook, Bottoms, Sheperd

**ABSENT:** Hall

**I. WALK-IN LEGISLATION**

NONE

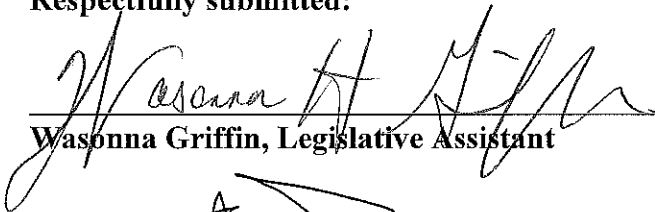
**J. REMARKS FROM THE PUBLIC**

NONE


**K. ADJOURNMENT**

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:59 AM.

Respectfully submitted:

  
Wasonna Griffin, Legislative Assistant

  
Theo Pace, Research & Policy Analyst

  
The Honorable Carla Smith, Chair